

Approved
AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY HALL – 100 ANDREWS AVENUE
CHAMBERS
Monday April 11, 2016 - 9:00 A.M. Minutes

Cumulative Attendance

Committee Members	Attendance	7/15 through 6/16	
		Present	Absent--
Roosevelt Walters, Chair	P	9	0
Edwin Parke	P	9	0
Brian Poulin	P	7	2
Skeet Jernigan	A	5	4
*Peter Cooper (apt 8/14)	P	9	0
*Katharine Barry (apt 1/05/16)	A	2	2
*Mitchell Rosenstein (apt 2/2/16)	P	2	1

*Members were appointed after July 2014

Staff

Avis Wilkinson, Housing Programs Supervisor and AHAC Liaison
Kerry Arthurs, Housing Senior Accounting Clerk
Claudia Goncalves, Housing Rehabilitation Financial Aide
Robert C. Wojick – Planner II - CRA

Roosevelt Walters, Chair called the meeting to order at 9:05 a.m. There was a quorum of 5 members for voting on official business. Roll was called by Kerry Arthurs.

Approval of Minutes – March 14, 2016

Peter motioned to approve the Minutes for March 14, 2016; the motion was second by Brian and unanimously approved by vote.

Old Business

➤ **The final comments for the Affordable Housing Trust Fund**

Roosevelt stated that the handout provided at the meeting to the members has changes shown in blue, and that an e-mail was also sent prior the meeting. Brian stated that he was concern with the changes for the developers, which indicates that no more than 20%, with a minimum of 40% for moderate; Brian did not view it as a legal comment,

Brian viewed it as a change to the purpose of the AHAC Trust Fund. Brian further stated that he does not want to limit the number of affordable units, nor the income skewing of any property. Brian stated that he believes that the AHAC should set up minimums not maximum, and questioned why legal made the changes. Peter stated that it is policy change. Avis stated that the changes were a combination of comments from legal and Jonathan Brown. Mitchell asked, what was the intent for the changes? Avis stated that she did not know, and that she will get clarification. Brian stated that the changes are big, from what the AHAC is proposing. If Jonathan made the changes, the AHAC wants to know why the changes were made, or if it is a legal matter. Roosevelt asked when the document is due. Avis stated that she is not going to put it on the City Commission agenda until there is a consensus from the AHAC.

Roosevelt asked the AHAC if anyone had any changes or comments to the document. Further, Roosevelt stated that there is no correction to purpose A (see document attached). There is a correction on purpose C; the AHAC does not want it to reflect a maximum. Peter stated that he liked it the way the document used to be, there are some changes that are not highlighted in the document presented to the AHAC by Avis, such as, on C there is a line that stated that no changes were made, Peter was not sure because he had nothing to compare with. Avis stated that the Article was re-written. Peter stated that he would like to see the markups. Avis stated that the staff can send the changes to the AHAC. Roosevelt stated for the staff to send the full ordinance back to the AHAC, and add to the next agenda for the next meeting, along with other documents the AHAC discussed. Mitchell stated the AHAC wants to find out the intent for the changes and who made the changes, if the changes were made by the council, if so the AHAC would like for the council to be present at the next meeting to discuss the changes. The AHAC wants to see the document with the changes included. Avis stated that she will send two different documents, because the changes were not made on the original document, a new document was created. Peter stated that he will do the comparison and send out to the AHAC (the full version of the meeting discussion is in the AHAC file in the City's website).

New Business

Roosevelt stated to move to the new business and gave the floor to Avis. Avis stated that she was talking to Chairman Roosevelt about getting the notification for the 2016 / 2017 SHIP money. The City has to do a Certification on how the money will be expended. The Certification proposal will be presented to the AHAC in the next meeting for review and comments. Avis stated that the City is mandated to allocate 20% for special needs. The staff has some recommendation on how the money will be used, which will be given to the AHAC. Mitchell asked how many of the strategies are mandated by the State, by statute. Avis responded that there is only one, and that is disaster strategy, the City has flexibility on how to spend the money. The form has the different funding strategies. Avis stated that the City set strategies based on community needs. Further discussion was made about the allocation of funds and the amount of entitlement to the City compared to other municipalities.

Robert Wojick, Planner II with the NW Progresso Flagler Heights CRA, gave the AHAC an overview of the history of the CRA. The City has three CRA's, the Beach CRA, Central City CRA and NW Progresso Flagler Heights CRA. The CRA purpose is to improve the livelihood to the residents in these areas, and to reduce the slum and blight of the CRA target areas. The CRA in conjunction with partnering organizations work to address the objective of the CRA strategic plan, such as, reduction of crime, policing, economic development, façade programs, affordable housing, etc. All the projects the CRA must be outlined within the strategic plan; per Florida Statue the CRA's plan must identify the areas of greater need, such as, development, rehabilitation, and the like, only the projects that are outline in the plan can be accomplished, but not all of the projects have to be done. The CRA used to operate as a separate entity; recently the CRA became part of the Sustainable Development Department. The board of directors to the CRA is composed of the City Commission. CRA funding comes from the City's property tax TIF. The Beach CRA and NW Progresso Flagler Heights CRA have funds; unfortunately, the Central City CRA does not have funds.

Roosevelt stated that the County's position about the CRA projects is that the county is not going to subsidize any other project.

Edwin asked who controls the CRA in the Beach area; can some of the money from that area be used to redevelop the areas that have no funds?

Robert replied that the State controls the use of funds, and that the funds cannot be co-mingled with other areas. The funds are set in a Trust Fund, for that designated area, all the employees have to account for the funds they use from the Trust Fund.

Roosevelt stated that there are some areas that needs to be address, but are deem to be Brown Fields.

Robert stated that some of the areas, the residents want to see market price properties, not affordable housing. In the NW CRA Brown Fields does not mean that the properties are contaminated, unfortunately the residents have a negative perspective about the name. The City does not use the term Brown Field; it has other terms, but has the same legislature of Brown Field.

Mitchell stated that a way to go around the issue is to go through an Environmental Review Process, which costs a lot, and most likely will not pass because the city will not go against the will of the community (the full version of the meeting discussion is in the AHAC file in the City's website).

Agenda Topic/s for Next Meeting

- Comments for Affordable Housing Trust Fund Ordinance.
- Application for 2016/2017 SHIP Certification.

Good of the Order

- Next meeting will be held at City Hall in the City Commission Chambers on May 9th, 2016.
- E-mail to AHAC of the Affordable Housing Trust Fund Ordinance with revisions.

Next Meeting Date: May 9th, 2016

Adjournment

The meeting adjourned at 10:00 A.M.

Exhibit 1 – Affordable Housing Trust Fund Ordinance

Exhibit 2 – Power Point of March 14, 2016 presentation - Monitoring and Enforcement of Affordable Housing Units.

[Minutes prepared by Claudia Goncalves]